

**ABBREVIATIONS LEGEND (TYPICAL)**

Table with 2 columns: Abbreviation and Full Name. Includes SEC, T.# R.#, G.& S.R.M., REC No, DKT # PG #, MCR, P.O.C., R.O.B., GLO, BLM, LS, RLS, (R), (M), (C), APN, P.U.E., V.N.A.E., N.A.O.S., FND, +/-, #, C.O.P., ADOT, MCHD, MCDOT, R/W.

**GENERAL NOTES**

- 1. DEFINITION OF CERTIFY/CERTIFICATION:
1.1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
2. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING ANY OTHER UTILITY.
5. CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR.
6. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
7. THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS AND TOPOGRAPHIC FEATURES FOUND.
8. THIS SURVEYOR OBSERVED NO ENCROACHMENTS EITHER FROM ADJACENT PARCELS OR ONTO ADJACENT PARCELS, UNLESS OTHERWISE NOTED.
9. THIS SURVEY MEETS MINIMUM STANDARDS SET FORTH AND ADOPTED BY THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION.
10. THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE MEASURED VALUES UNLESS OTHERWISE NOTED.
11. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN INTERNATIONAL FEET.
12. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
13. INTENDED USE FOR THIS DRAWING IS TO OUTLINE A NEW PARCEL TO BE CREATED UPON PROPER APPLICATION.
14. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.

**BASIS OF SURVEY**

THE FOLLOWING PARAMETERS WERE SET FOR THE BASIS OF THIS SURVEY:

SYSTEM: UNITED STATES STATE PLANE NAD83
ZONE: ARIZONA CENTRAL
DATUM: NAVD88
UNITS = INTERNATIONAL FEET

GPS CALIBRATION AND TRANSLATION TO THE SURFACE WAS PERFORMED BY LAND SURVEY SOFTWARE. A GRID ADJUSTMENT FACTOR OF 1.00016 AND SCALE ORIGIN VALUES OF N=0000.00, E=0000.00.
ALL BEARINGS ARE GRID/GROUND BEARINGS
ALL DISTANCES ARE MEASURED GROUND DISTANCES (INTERNATIONAL FEET)
ALL COORDINATES ARE MEASURED GROUND VALUES (INTERNATIONAL FEET)

**PROPOSED LOT SPLIT**
**SW 1/4 OF NW 1/4 OF NE 1/4**
**SEC. 35, T7N, R2E, G&SRM,**
**MARICOPA COUNTY, ARIZONA.**

**LEGAL DESCRIPTION**

PARENT PARCEL
(APN 202-14-012)
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT A
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING A FOUND 1/2" REBAR WITH DETERIORATED PLASTIC CAP "LS 12451", ADDED A 2 1/2" ALUMINUM CAP STAMPED "LS 21765 2022";

THENCE SOUTH 89°57'41" EAST 221.07 FEET UPON THE NORTH LINE THEREOF TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 00°12'12" WEST 418.04 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 00°12'04" WEST 241.47 FEET TO A SET 9/16" HEXBAR WITH 2 1/2" ALUMINUM CAP STAMPED "LS 21765" 2022;

THENCE NORTH 89°48'59" WEST 221.10 FEET UPON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO A FOUND 1/2" REBAR WITH DETERIORATED PLASTIC CAP "ILLEDGABLE", ADDED A 2 1/2" ALUMINUM CAP STAMPED "LS 21765 2022";

THENCE NORTH 00°12'18" EAST 658.95 FEET UPON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 145,742.2 SQ. FT. OR 3.345 ACRES MORE OR LESS.

LOT B
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING A FOUND 1/2" REBAR WITH DETERIORATED PLASTIC CAP "LS 12451", ADDED A 2 1/2" ALUMINUM CAP STAMPED "LS 21765 2022";

THENCE SOUTH 89°57'41" EAST 221.07 FEET UPON THE NORTH LINE THEREOF TO A FOUND 9/16" HEXBAR STAMPED "LS 21765", BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°54'13" EAST 219.00 FEET UPON THE NORTH LINE THEREOF TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 00°11'07" WEST 208.97 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 00°11'07" WEST 208.97 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 89°55'49" WEST 219.13 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 00°12'12" EAST 418.04 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 91,567.46 SQ. FT. OR 2.102 ACRES MORE OR LESS.

LOT C
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING A FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LS 15865";

THENCE SOUTH 00°07'48" WEST 208.86 FEET UPON THE EAST LINE THEREOF TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 89°54'40" WEST 218.88 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 00°11'07" EAST 208.97 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 89°52'55" EAST 218.68 FEET UPON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 45,706.5 SQ. FT. OR 1.049 ACRES MORE OR LESS.

**LEGAL DESCRIPTION CONTINUED**

LOT D
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING A FOUND 1/2" REBAR WITH BRASS TAG STAMPED "LS 15865";

THENCE SOUTH 00°07'48" WEST 208.86 FEET UPON THE EAST LINE THEREOF TO A FOUND 9/16" HEXBAR STAMPED "LS 21765", BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°09'13" WEST 209.07 FEET UPON SAID EAST LINE TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 89°53'08" WEST 219.00 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE NORTH 00°11'07" EAST 208.97 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 89°54'40" EAST 218.88 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 45,762.55 SQ. FT. OR 1.05 ACRES MORE OR LESS.

LOT E
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING A FOUND 1/2" REBAR WITH DETERIORATED PLASTIC CAP "RLS 36888", ADDED A 2 1/2" ALUMINUM CAP STAMPED "LS 21765 2022";

THENCE NORTH 89°56'01" WEST 438.17 FEET UPON THE SOUTH LINE THEREOF TO A SET 9/16" HEXBAR WITH 2 1/2" ALUMINUM CAP STAMPED "LS 21765 2022";

THENCE NORTH 00°12'04" EAST 241.47 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 89°55'49" EAST 219.13 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 89°53'08" EAST 219.00 FEET TO A FOUND 9/16" HEXBAR STAMPED "LS 21765";

THENCE SOUTH 00°11'37" WEST 241.27 FEET UPON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

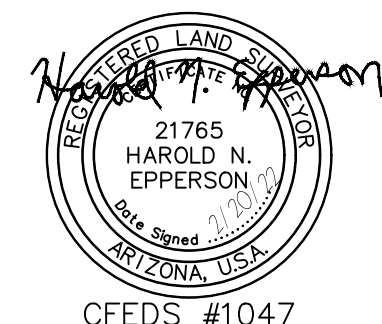
SAID LOT CONTAINS 105,776.15 SQ. FT. OR 2.428 ACRES MORE OR LESS.

**REFERENCE DOCUMENTS**

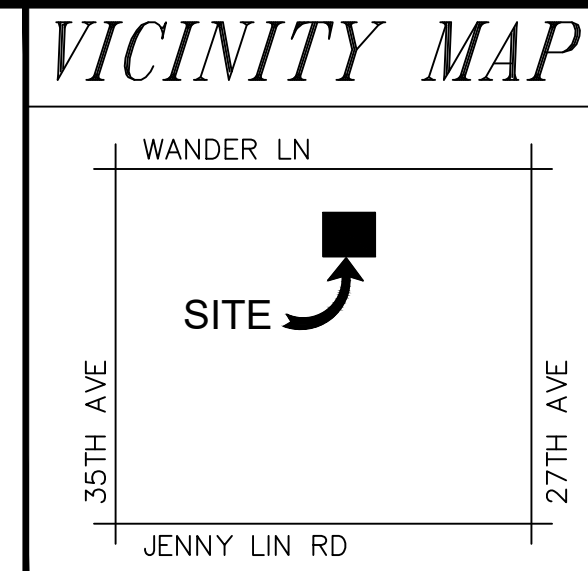
- 1. RECORD OF SURVEY, BOOK 674, PAGE 30 MCR
2. RECORD OF SURVEY, BOOK 674, PAGE 29 MCR
3. RECORD OF SURVEY, BOOK 674, PAGE 28 MCR
4. RECORD OF SURVEY, BOOK 608, PAGE 05 MCR

**CERTIFICATION**

I HAROLD N. EPPERSON, A LAND SURVEYOR, REGISTERED IN THE STATE OF ARIZONA, HEREBY STATE THAT THIS SURVEY AND PLAT WERE COMPLETED DURING THE MONTH OF FEBRUARY, 2022, UNDER MY DIRECTION SUPERVISION AND THAT ALL MONUMENTS FOUND OR SET ARE CORRECTLY SHOWN.



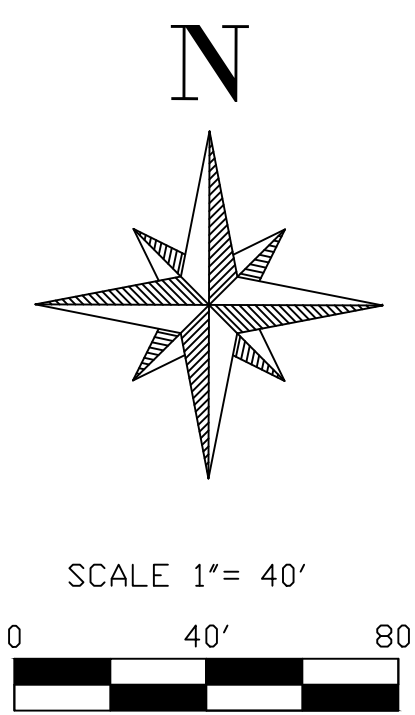
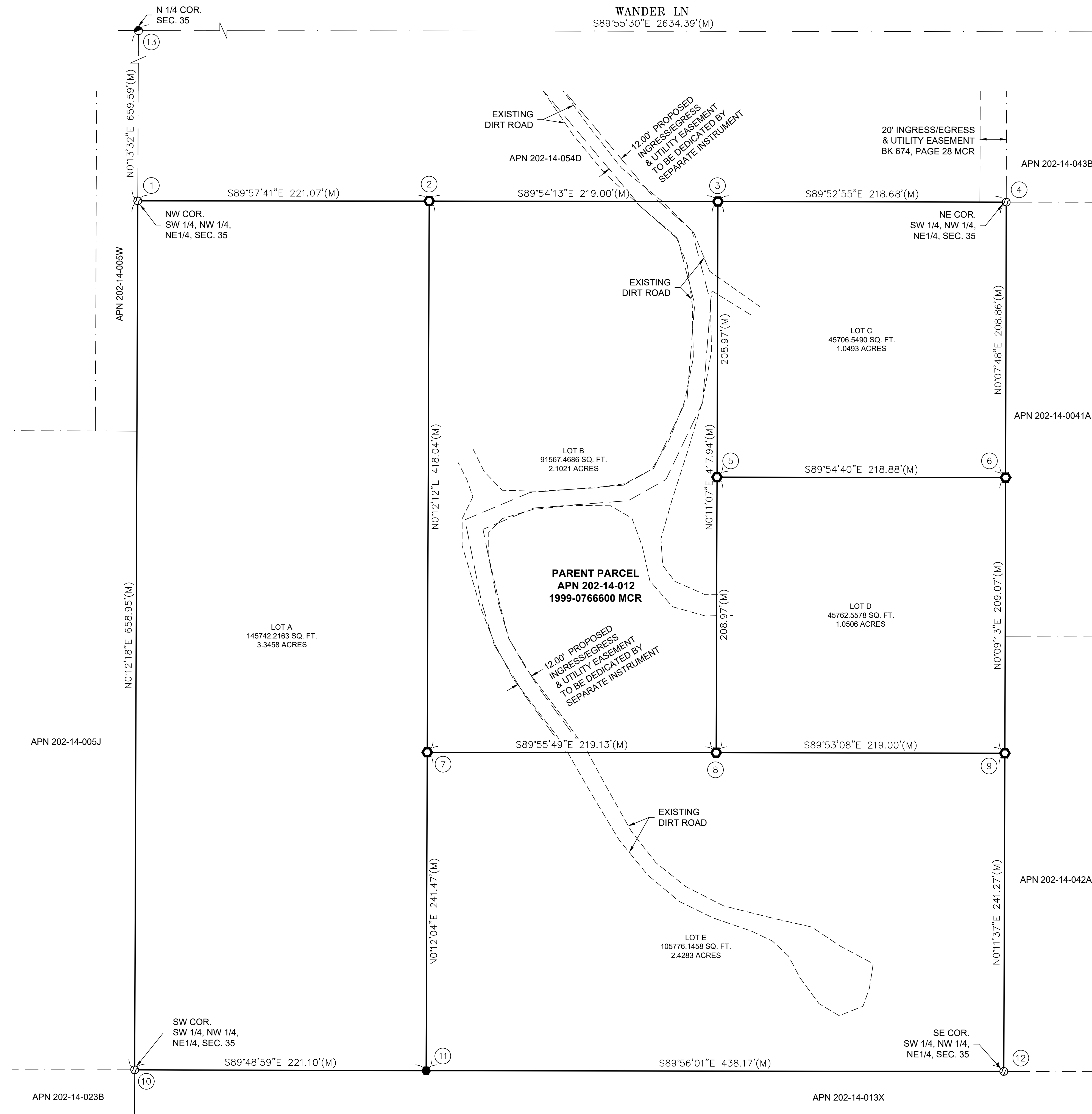
Prepared for: MR. LARRY MESKIMEN
Owner: MESKIMEN LAWRENCE/NANCY
Address: 3115 W WANDER RD
PHOENIX, ARIZONA 85087
Phone:



H&J CONSULTING, LLC
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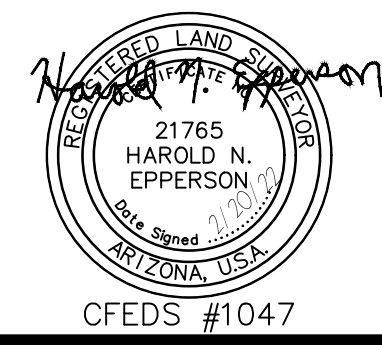
PROPOSED LOT SPLIT
SW 1/4 OF NW 1/4 OF NE 1/4
SEC. 35, T7N, R2E, G&SRM,
MARICOPA COUNTY, ARIZONA.

Job No: 2115
Date: 02/20/2022
Fielded by: HNE
Dn: 926
Ck'd: HNE
Scale: 1"= NTS
Sheet 1 of 2



- SYMBOL LEGEND**
- FOUND GLO PER/NOTES
  - SET 9/16" HEXBAR ADD 2 1/2 IN ALUMINUM CAP LS 21765 0.4 FT UP
  - FOUND 1/2" REBAR AS NOTED
  - FOUND 9/16" HEXBAR LS 21765
  - FOUND 2 1/2" ALUMINUM CAP FLUSH SEC COR RLS 12216

POINT #	DESCRIPTION	MONUMENT LIST
1	FOUND 1/2" REBAR W/ PLASTIC CAP DETERIORATED ADD 2 1/2 IN ALUMINUM CAP LS 21765 0.3 FT UP	
2	FOUND 9/16" HEXBAR "LS 21765 0.3 FT UP	
3	FOUND 9/16" HEXBAR "LS 21765 0.1 FT UP	
4	FOUND 1/2" REBAR W/ BRASS TAG LS 15865 0.2 FT UP	
5	FOUND 9/16" HEXBAR LS 21765 0.5 FT UP	
6	FOUND 9/16" HEXBAR LS 21765 0.5 FT UP	
7	FOUND 9/16" HEXBAR LS 21765 0.2 FT UP	
8	FOUND 9/16" HEXBAR LS 21765 0.7 FT UP	
9	FOUND 9/16" HEXBAR LS 21765 0.3 FT UP	
10	FOUND 1/2" REBAR W/ PLASTIC CAP ILLEDGIBLE ADD 2 1/2 IN ALUMINUM CAP LS 21765 0.2 FT UP	
11	SET 9/16" HEXBAR ADD 2 1/2 IN ALUMINUM CAP LS 21765 0.4 FT UP	
12	FOUND 1/2" REBAR RLS 36888 DETERIORATED FLUSH ADD 2 1/2 IN ALUMINUM CAP LS 21765	
13	FOUND GLO BRASS CAP 1/4	
14	FOUND 2 1/2" ALUMINUM CAP FLUSH SEC COR RLS 12216	



Prepared for: MR. LARRY MESKIMEN  
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